



DowntownDelrayBeach.com

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MEMO TO: Development Services
DATE: June 21, 2022

ITEM – 325 E. Atlantic Avenue - Class III Site Plan Application.

Dear Board Members:

This concerns the Planning & Zoning item, 325 E. Atlantic Avenue - Class III Site Plan Application, which came before the Delray Beach Downtown Development Authority at the June 21, 2022, board meeting.

As the building will host three different retail bays, it is suggested by the DDA Board that the façade be designed in a way that it individualizes the three different businesses, so that the building does not appear to host only one business. There was also discussion concerning the span of large windows along Atlantic Avenue making it appear “mall-like” and that being detrimental to the character of the downtown. It is also the opinion of the board that masonry modern architecture design be updated with a new design in the guidelines.

There was discussion of the elimination of the existing “arcade” architectural feature may or may not be a positive change, with the majority consensus being that it will be a positive change. This is a big change for the downtown and many are not thrilled to see this change however there is consensus for approval on the project with recommendations.

ACTION – 325 E. Atlantic Avenue - Class III Site Plan Application with the suggestion that the developer individualizes the façade look of each different store, to make them distinctive from each other.

Motion: A. Costilo 2nd: M. Denkler. Motion carried 6-1.

Please take the DDA's review into consideration on final review and trust that we send this information to assist you in making your decisions as they affect the DDA District of Downtown Delray Beach.

Sincerely,

Peter Arts, Chairman

Mayor and City Commission
City of Delray Beach Development Services Department
DDA Board of Directors, Laura Simon, Executive Director